Instr:200004030033225 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:47:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $362.60

40-A

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 11/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Patrick Cunningham	SunTrust Bank	MAP 108-08
(NAME)	(NAME)	
1000 Fitzpatrick Road	P. O. Box 305110	PARCEL 55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, Tennessee 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack McGlasson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Patrick Cunningham and wife, Dawn M. Cunningham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Larchwood Subdivision, Section 2, as of record in Plat Book 5200, pages 57, 58 and 59, and shown on Plat Book 5200, pages 207 and 208, Register's Office of said County, to which said plans reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack McGlasson, Jr., unmarried, by deed from Kerry A. Kruszewski and wife, Stacy Kruszewski of record in Book 9469, page 9, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Penny McGlasson joins in the execution of this instrument to convey she interest in the property, including homestead rights, as spouse of Jack McGlasson, Jr.

This is unimproved ( ) improved (X) property, known as 3417 & 3419 Elm Hill Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2000

Jack McGlasson, Jr.

Penny McGlasson
Penny McGlasson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack McGlasson, Jr. and wife, Penny McGlasson

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2000.

Commission expires 1/30/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by the said _____ as such _____.

CATHERINE C. HERSH NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public